

LET US ARGUE WITH YOU A MOMENT

We Own Fifty City Blocks on Delmar Boulevard, Directly West of Delmar Garden, in the Finest Residence District of St. Louis, for which we paid \$1,000,000.

We have capitalized this property for one million dollars. There is a remaining incumbrance on it of two hundred thousand dollars, which is held by the banks of St. Louis. The property is worth a million dollars. We are offering three hundred thousand dollars of the preferred stock at **6%** per annum to investors in shares of \$10.00 each. The sale of this stock wipes out the present incumbrance and leaves one hundred thousand dollars to improve the property, laying it out into the finest private residence park in the West, doubling the value of your security. With the preferred stock we give a bonus of **25%** in common stock. The balance of the common stock we hold for our investment.

You, as an investor in the preferred stock, are secured by the entire property, and your money must be repaid in full to you with **6%** interest per annum before our common stock receives one cent. After your money has been refunded, you then share with us in the profits of the development and sale of the balance of property. By spring the grading and laying of streets will be complete and this enormous tract of fifty city blocks of high-class residence property will be placed on the market. Already contracts have been made that insure the interest charges and taxes for the next ten years.

If this property is sold at an average of one hundred dollars per foot, the profit on the common stock will be over two millions of dollars. You will not get another opportunity to invest your funds in an enterprise which gives such absolute safety, coupled with such an opportunity for enormous profits. Within the first six or eight months you should get your money back. After that every foot of land sold pays you a dividend until the last foot has been sold. We have to sell it all in two years.

We shall be pleased to see you at our office, or send you our book giving full details of the plan and bank references.

This is the only time that people of limited means have ever had the opportunity to join in a real estate enterprise of such size and nature as to insure enormous profits against any possibility of loss by controlling the development of the entire end of the city. Do not put this off, or you will live to regret it within the next six months.

THE UNIVERSITY HEIGHTS REALTY AND DEVELOPMENT COMPANY,

No. 108½ North Eighth Street and No. 602 Colonial Trust Building, St. Louis, Mo.

The land is worth now \$35 per foot. There are 30,000 front feet, one foot to each share of preferred stock. This preferred stock becomes a first mortgage on the land and all improvements. WE can not get one cent of OUR profits until you have received your money back with interest, then we share alike in the profits. If the land sold at even \$10 per foot, you would be safe on your investment. If it averages \$100 per foot, you will make 600 per cent.